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Wymondham Close, Daventry, NN11 2PN

£279,950 26



**Platinum Trusted
Service Award**

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feefo

Department: Sales

Tenure: Freehold



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Property Summary

A modern and well-presented two double bedroom, semi-detached, home situated down a quiet close on the desirable Monksmoor Estate, of Daventry.

Features & Utilities

- ✓ Two Bedroom
- ✓ Semi-Detached
- ✓ Off Road Parking for Three Vehicles
- ✓ No Onward Chain
- ✓ Sought After Location
- ✓ En-Suite
- ✓ Modern Throughout
- ✓ Generous Rear Garden
- ✓ WC
- ✓ Garage

Property Overview

A modern and well-presented two double bedroom, semi-detached, home situated down a quiet close on the desirable Monksmoor Estate, of Daventry. Offering a harmonious blend of town and countryside living, built in 2021 by Crest Nicholson this home still benefits from over four years of its New Home Warranty. The accommodation comprises cloakroom, open plan kitchen/dining/lounge space that boasting a fully fitted kitchen with integrated appliances including fridge/freezer, dishwasher, hob and oven, to the first floor there are two double bedrooms, en-suite and family bathroom. Outside benefits from off road parking for three vehicles, garage & beautifully landscaped enclosed rear garden. EPC Rating: B. Council Tax Band: C

ENTRANCE

Composite door with obscure double glazed panel. Radiator. Laminate flooring. Access to:

WC

Low level WC. Wall mounted basin with stainless steel mixer tap. Radiator. Tiling to splashback areas. Laminate flooring.

LOUNGE/DINING AREA 5.52m x 4.60m (18'1" x 15'1")

uPVC double glazed French door to rear elevation with full length uPVC double glazed panels to either side. uPVC double glazed window to side elevation. Two radiators. Understairs storage.

KITCHEN 2.40m x 2.44m (7'10" x 8')

uPVC double glazed window to front elevation. Stainless steel sink and drainer with stainless steel mixer tap. Roll top wood effect work surface. A range of wall mounted and base level units. Integrated fridge and freezer, dishwasher, gas hob with concealed extractor fan. Space for white goods. Tiles to splashback areas. Laminate flooring.

FIRST FLOOR LANDING

Airing cupboard. Access to loft space and all rooms.

BEDROOM ONE 3.73m x 3.10m (12'3" x 10'2")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

EN-SUITE

uPVC obscure double glazed window to rear elevation. Wall mounted basin. Double shower. Low level WC. Laminate flooring. Chrome heated towel rail.

BEDROOM TWO 3.58m x 2.50m (11'9" x 8'2")

Full height uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

BATHROOM 2.06m x 1.99m (6'9" x 6'6")

uPVC obscure double glazed window to front elevation. Bath with shower over. Wall mounted basin. Low level WC. Chrome heated towel rail. Tiled splashback areas. Laminate flooring.

OUTSIDE

FRONT GARDEN

Bin store. Mature shrub frontage. Block paved path to entrance. Garage with electric door. Driveway for multiple off road parking.

REAR GARDEN

Two patio entertainment areas. Mainly laid to lawn. Enclosed by wood fence panelling. Side access.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – House

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – B

Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Driveway, Single Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

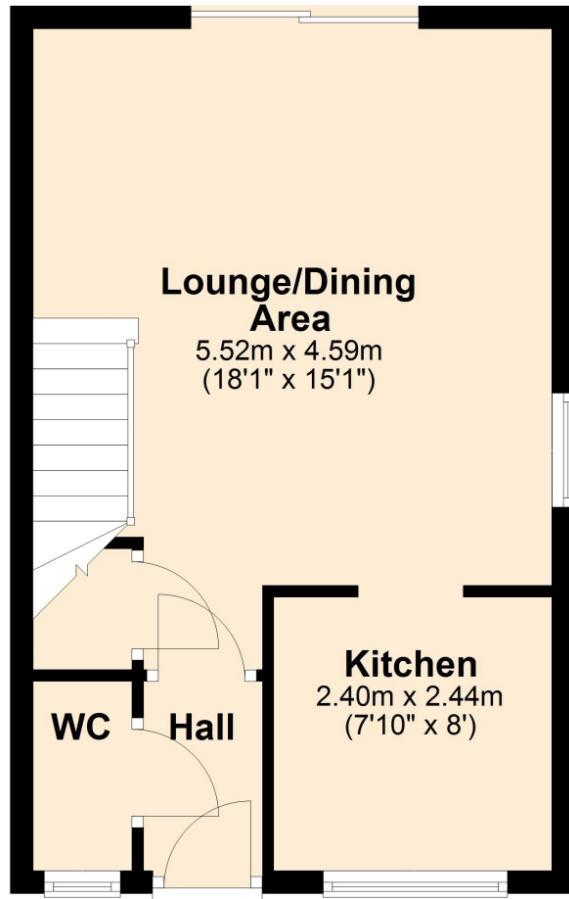
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

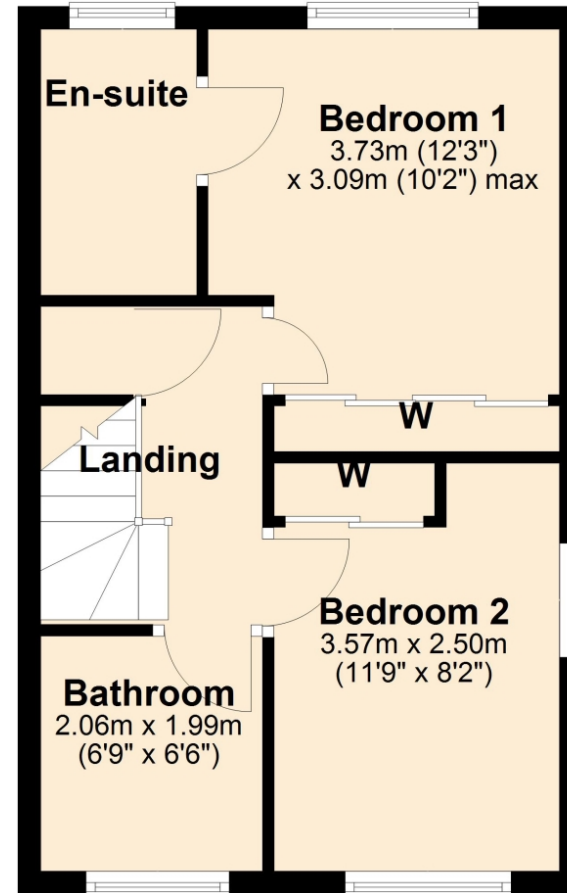
Ground Floor

Approx. 30.7 sq. metres (330.0 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



Total area: approx. 64.3 sq. metres (691.9 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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